

BRIAR VILLAGE

A Neighborhood Newsletter

Q3 2022

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BACK TO SCHOOL

Kids in Briar Village and around Houston are back to school so let's all work together to keep them safe.

West Houston is home to schools of all grade levels from preschool and day care to high school. Some walk to school, many are dropped off by parents ride a bike or drive themselves. Others ride a school bus. Each mode of transportation comes with its own risks.

Let's do what we can do in our little pocket of this city to be aware. Please pay attention to the school bus rules and be patient as the kiddos navigate the neighborhood.

Here's to a great 2022-2023 school year for students, teachers, administrators and parents!



GETTING IN TOUCH

Many neighbors use the message board to communicate, however, the most effective way to send and receive information with your board and the HOA is through the official Graham Management website.

graham.cincwebaxis.com

The regular publication of this newsletter is quarterly.

UPCOMING EVENTS

October 1 - Saturday

National Night Out

- We need block hosts!
- Driveways are best for this event.
- If you are interested, please contact Kelly Foster at kfosterhoa@gmail.com.

October 15 - Saturday

Fall Garage Sale

- Rain out is the 22nd
- Contact kfosterhoa@gmail.com to participate

October 29 - Saturday 1-4 PM

Halloween Party

- There will be food, games, treats and more!

December 4 - Sunday

- Holiday Art & Craft Market

AROUND THE VILLAGE

BRIAR VILLAGE REAL ESTATE UPDATE MAY 16, 2022 – AUGUST 15, 2022

HOMES SOLD

10

AVERAGE SOLD PRICE

\$310,090

AVERAGE SOLD PRICE

PER SQ. FT.

\$161

AVERAGE DAYS ON MARKET (SOLD)

19

HOMES PENDING

4

ACTIVE HOMES

11

MONTHS OF INVENTORY

2.5 Months

ACTIVE RENTAL HOMES

3

NUMBER OF LEASED HOMES

8

AVERAGE LEASE PRICE

\$2037

The real estate market in Houston has sold like hotcakes for most of the summer. The average time it took for homes to sell in Briar Village during this period was just 19 days and the average sales price jumped up to over \$310,000! For this same period last year, the average sales price was between \$260,000 and \$280,000.

Home inventory has been incredibly low throughout this period. As summer has come to a finish and school begun, home inventory has risen dramatically with 11 active homes on the market (at the time of the writing).

As home inventory increases in Briar Village and throughout the Houston area, buyers are beginning to be able to negotiate prices more easily and take their time with the slightly slower pace of home sales.

Buyers: If you are looking to buy a home, the fall and winter months are generally a better time to negotiate a lower price on homes. There is usually less competition but homes that are fully updated and move-in-ready, can still receive multiple offers.

Also, interest rates are important and will impact your purchasing power. They are currently bouncing between 5.5% and 6% for a 30 year fixed conventional loan. Make sure that you purchase at a good price to be able to afford your monthly payments. If rates go down within the next few years, you can always refinance at a better rate.

Sellers: Home prices are still close to all-time highs but they are trending downward. This means that it is still a great time to sell your home, but rather than pricing your home above its market value and expecting the hot market rise to your price, you should price your home at or slightly lower than the market value. Cheers!

Paul Holub, Briar Village Resident



HUMMINGBIRDS!

Hummingbirds are common in Houston during August-October and March - May. Both sexes have green plumage, but only the adult male has a crimson throat. Put out a feeder and they will come! They're adorable and fascinating to watch.



CLUBHOUSE & POOL

The pool opening is dependent on the weather. Starting 8/29, the pool will be open weekends only thru September 25th. The pool is scheduled to be open Monday Sept. 5 for Labor day.

That said, the clubhouse is always available to rent for your private events.

Pricing is as follows:

- Deposit: \$200
- Rental Fee:
 - M-TH \$150
 - F - SUN \$200
 - Holidays - \$200

SAVE THE DATE

December 4, 2022
Briar Village
holiday art and
craft event. Put it
on your calendar!



YARDS OF THE MONTH

Written and submitted by the Yard of the Month Committee

June: 13815 Locke Lane

The Yard of the Month for June is 13815 Locke Lane, home of the Hitt family who have been Briar Villagers for over 30 years! This lovely home has plenty of balance, mirrored landscaping framed by spiraling spartan junipers, deep burgundy colored shrubs, and bright red flowers surrounded by a stone edge around the planting bed. Maintaining a nice yard may seem trivial but the overall importance is positive neighborhood impact. We're very thankful for the Hitt family's involvement in Briar Village and with George Bush and Westside high schools where their sons attended.



July: 14226 Chevy Chase

The Yard of the Month for July is 14226 Chevy Chase, home of the Lopez family who have been Briar Villagers since 2006! This yard stands out with its beautiful potted plants which present a sophisticated flare. The pine trees in this yard are filled with birdhouses which add a whimsical charm. Please join me in congratulating the Lopez family and thanking them for their intentional efforts



August: 14123 Wickersham Lane

The Yard of the Month for August is 14123 Wickersham Lane, home of the McNeil family who have been Briar Villagers since 1996! Their lovely yard features mighty and tidy hedges, low sprawling shrubs, and a blooming crape myrtle centerpiece which culminates an aesthetic similar to a spring bouquet. This yard is both inviting and intriguing with so much depth and structure. On behalf of Briar Village, we thank the McNeil family for their efforts to keep our neighborhood appealing.



CAMERAS COMING!

We will be Implementing new auto ID cameras at all four entrances to our neighborhood. This is proven technology that helps fight crime in communities 24/7.

Right now we project January installation and start up time.

Flock Safety helps HOAs, Neighborhood Associations, and law enforcement work together to capture auto and plate ID information.

This will be the objective evidence needed to reduce crime rates, improve neighborhood security, and protect home values.

CITIZEN PATROL

The Citizen Patrol needs you! Citizen Patrol is actively seeking new members. Join this great group of



residents who volunteer some of their free time to drive our neighborhood keeping an eye on things on your behalf.

No experience is required, but a background check and attendance at a one-night training session are required.

For more information contact Maurice Townsend at mtowns7557@aol.com.

MORE VOLUNTEER

OPPORTUNITIES

We are always looking for volunteers to help with events and initiatives. Currently, we need Welcome Committee, National Night Out, Yard of the Month, and Halloween Party volunteers. Please help while getting to know your neighbors. Email kfosterhoa@gmail.com for info.

SUPER NEIGHBORHOOD

Did you know that Briar Village is part of what's called a Super Neighborhood? Specifically, Super Neighborhood 17. Go here to read more about our group, our reps and contact information.

<https://www.houstontx.gov/superneighborhoods/17.html>

KEEP BV BEAUTIFUL

- Take pride in the appearance of your home and your landscaping.
- Lawn services working on non-garbage pickup days should place bagged leaves/grass out of sight, not on the curb.
- Help minimize street flooding by bagging your landscaping rather than blowing it into the street.
- Keep an eye on your pups and their poops!
- Power-washing is really affordable and can make a world of difference on your driveways, sidewalks, fences and homes.
- Parking on grass is prohibited - it is a COH fineable offense
- If you see something, say something.

BPCIA BRIAR PARK COMMUNITY IMPROVEMENT ASSOCIATION

PRESIDENT
Miriam Munoz



miriammunozhoa@gmail.com
Website & Newsletter

SECRETARY
Kelly Foster



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Social

AT LARGE
Diane Guillerman

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TREASURER
Brian Maguire



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Clubhouse & Pool

AT LARGE
Casey Collins



mrcaseybriar@yahoo.com
Common Areas &
Website



L to R: Swim Coaches Alex Rubi, Isaac Jimenez, Ryan Reeves and Mateo Gantiva. Front: Swim Champ, Lilly Bivins

SWIM TEAM BRIAR FLYERS

Congratulations to the 2022 Briar Flyers for another successful fun-filled season! Our coaches were dedicated, invested in their swimmers, and had great coaching skills. In addition to coaching, they also swam in meets this season and as you can see from their medals did an awesome job! With their help, Lilly Bivins (age 11) achieved the High Point trophy for the 2022 Bayou Swim League Championship meet for the second year in a row. For her age group, she won the most points for the championship meet, coming first place in the 25 yard backstroke, 100 yard IM, and the 25 yard butterfly. The team as a whole this season was small but mighty. Their favorite saying this year was quality over quantity. We hope to have more swimmers next year but still enjoyed a great season!

SUMMERTIME FUN



It's always fun to gather for a common celebration like the 4th of July. Our little neighborhood parade is always a hoot. It was nice to see smiling faces, eat popsicles, and sport our red, white & blue! Speaking of popsicles, thank you to Johnathan & Magda Delgado of Popston Popsicles for providing the yummy treats!



Always be on the lookout for impromptu announcements via message board and Facebook. This neighborhood night at the pool was the mastermind work of Meredith Collins and Tracey Maguire. Seems we neighbors were craving some community bonding as over 100 people showed up to have some fun in the sun! Two weeks later, adult night at the pool was a little (well... a LOT) less-attended, but still a good time nonetheless!



COOK'S CORNER

GUILT-FREE STUFFED GRAPE LEAVES

INGREDIENTS

- 1 pound LEANEST ground beef or turkey (the leaner the better)
- ½ cup uncooked white rice
- 6 cloves of garlic mashed – OR – the equivalent of garlic powder –OR – 3 teaspoons of minced garlic – DIVIDE THIS INTO 2 EQUAL PORTIONS
- ½ teaspoon cinnamon (powdered)
- ¼ teaspoon allspice (powdered)
- Kosher salt to taste (I would recommend about a teaspoon)
- Pepper to taste (I would recommend about ½ teaspoon)
- 1 small jar of grape leaves (there are about 40-50 leaves) usually available in the ethnic aisle of the grocery store – often near the Mediterranean food
- ¼ cup olive oil
- 2 large lemons – cut into ¼” round slices



PREPARATION

1. Mix together in a bowl: meat, rice, ½ of the garlic, cinnamon, allspice, salt and pepper. Let sit while you prepare the grape leaves.
2. Remove grape leaves from the jar, separate and rinse thoroughly in a colander (there will be sand on them if you don't)
3. Cut the hard part of the stem out with scissors – this is not a meticulous procedure – just snip snip!
4. Form meat mixture into 1 ½” – 2” cigar-shaped rolls using approximately 1 generous tablespoon of mixture each
5. For each stuffed leaf, lay out a grape leaf shiny side down (the veins of the leaf will be face-up)
6. Place a roll of the meat mixture at the bottom of the leaf where you cut out the stem, fold the two sides over the meat mixture, and then roll up the rest of the leaf – (kind of like a mini burrito)



COOKING

1. Pour ¼ cup of olive oil into the bottom of a Dutch oven (pot) – this will give the grape leaf rolls a nice sheen for presentation
2. Place one layer of grape leaf rolls concentrically in the bottom of the pot
3. Evenly distribute a layer of lemon slices on top of the rolls
4. Evenly distribute ½ of the remaining garlic on top of the lemon slices
5. Place a second layer of grape leaves on top and do the same thing with the lemon and garlic until all of the grape leaves are used up
6. Cover the grape leaves with water
7. Place a heavy plate on top of the grape leaves to create pressure so that they do not come unwrapped in the water. This will compress them and keep them together. DO NOT PUT AN ADDITIONAL LID ON THE DUTCH OVEN... leave uncovered.
8. Simmer for two hours. You are not trying to boil the grape leaves, they should cook at a simmer only.

SERVING

Great with yogurt, tzatziki sauce, sour cream, or just plain. The fat and caloric content are dependent on how lean the meat is. There are zero calories or fat in grape leaves and minimal calories in the remainder of ingredients. ENJOY!!!

IMPORTANT CONTACTS & INFORMATION

MJM Security - Dispatch 832-356-3224

Always call 9-1-1 for Emergencies Houston Police Dept Non-Emergencies 713-884-3131

Graham Management - April Pitarra, Community Manager

Email: apitarra@grahammanagementhouston.com Phone: 713-334-8000

BPCIA - Briar Park Community Improvement Association

Meetings are held at the Briar Village Clubhouse every 4th Thursday of the month at 7 PM

BPCIA NEIGHBORHOOD BOARD

Title	Name	Contact Info	Areas of Responsibility
President	Miriam Munoz	miriammunozhoa@gmail.com	Website & Newsletter
Secretary	Kelly Foster	kfosterhoa@gmail.com	Social
At Large	Diane Guillerman	dguillermanhoa@gmail.com	Tennis Court, Social, Newsletter, DRV/ACC
Treasurer	Brian Maguire	brianjmag@live.com	Clubhouse & Pool
Vice President	Carrie Bivins	hoacarriebivins@gmail.com	Common Areas & Pool
At Large	Casey Collins	mrcaseybriar@yahoo.com	Common Areas & Website
At Large	Rob Harvey	rharveyhoa@gmail.com	Tennis Court & DRV/ACC

Garbage and Recycling: Texas Pride Waste

- **Pick-up Tuesday & Friday:** Trash can only be put by the curb after 6:00 p.m. on Monday & Thursday or by 7:00 a.m. on Tuesday & Friday. Trash is not allowed in view any other time by city ordinance.
- **Bagged Lawn Debris** is not to be left curbside except at above times. Up to 8 bags or cans with weight limit 40 pounds each. Landscapers should be instructed to place bagged debris behind fences if their work does not coincide with the trash schedule.
- **No construction debris, hazardous waste, tires.**
- Bundle/tie limbs 4' long.
- **Heavy Trash on Tuesday & Friday** (dishwashers, water heaters, etc.) No more than 2 bulky items per trash day. Note you cannot put out bulky items and let them sit on the curb for 3 days while awaiting the next heavy trash pick up day. Deed restriction enforcement will occur.
- **Recycle Day is Thursday** - use recycle bins only on Thursdays
- If Tues, Thurs or Fri are Holidays, pick-up is skipped
- **Holidays** are: New Years, Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas.

BV Governing Docs & Forms

Under the "Resources" tab of the BV website, there are links to important BV documents including deed restrictions, amendments & guidelines, CIA formation docs, meeting minutes, etc.

Architectural Control Committee

All improvements visible from the street must have ACC approval BEFORE work starts. Get the ACC Approval Form on the BV Website or from GMI.

Briar Village Newsletter

Want to contribute to the BV newsletter? BV residents can submit content to: briarvillagenewsletter@gmail.com.

The Website and Message Board are FREE to all Residents! <https://briarvillage.com>

Problem Resolution

The Board asks residents not to contact service providers or board members directly for problem resolution; please contact Graham Management as the first step for problem resolution.

Deed Restriction Violations (DRV)

Please review our Deed Restrictions on the Briar Village website. If you receive a DRV letter, please take it seriously but do not take it personally. The best course of action is to simply correct the problem. If you are uncomfortable with a DRV letter, please feel free to contact the management company or Board President to discuss.

Community Pool and Tennis Courts

Access cards are required for admittance and can be obtained from GMI for \$25 each. The order form is on the BV website.

COLORING PAGE





Briar Village
 A Family Neighborhood in Far West
 Houston
 2825 Wilcrest Drive, Ste 600
 Houston, Texas 77042

See this Newsletter
 in color on the BV
 Website
 Join today, it's free!

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Fall 2022 Neighborhood Newsletter

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- Brick Work